Owners’ Association Annual Meeting September 10, 2016

Meeting was called to order at 10:15 a.m. and roll call was completed showing 9 owners were present or had given proxy. This did not meet a quorum and the Annual Meeting was then adjourned at 10:20 a.m., after the proof of meeting announcement was reviewed. BVPM HOA Liaison, Bob Walker, was also in attendance. The Cripple Creek Owners Association 2016 Annual Meeting packet was made available to the owners present. Before the CCHOA Board meeting was called to order, the President asked the owners who were in attendance if they had any concerns, questions, etc., for the Board.

The Cripple Creek HOA Board meeting was called to order by the President at 10:30 a.m. Board members present were: Jim Blamer, Renee Blamer, Creighton Bennett, and Constance Van Zandt.

1. Renee moved that the Tele-Meeting Minutes of 08/20/16 be accepted as printed. Creighton seconded and the vote was unanimous.
2. Board of Directors Elections:
3. Jim made motion to re-elect Creighton Bennett to the Board of Directors for the 3 year term from 2016-2019. Renee seconded and the vote was unanimous.
4. Renee informed current Board Members of Alicia Cowley's resignation.
5. Board of Directors Current Terms as follows:
6. Renee Blamer: 2014-2017
7. Constance Van Zandt: 2015-2017 (filled an unexpired term)
8. Creighton Bennett: 2016-2019
9. Alicia Cowley: 2013-2016 (Resigned)
10. Jim Blamer: 2015-2018
11. The Board chose to reinstate the current officers by unanimous vote as listed below.
12. Renee Blamer - President; nominated by Constance Van Zandt, seconded by Creighton Bennett.
13. Open - Vice President;
14. Creighton Bennett - Secretary; nominated by Jim Blamer, seconded by Constance Van Zandt.
15. Constance Van Zandt - Treasurer; nominated by Jim Blamer, seconded by Creighton Bennett.
16. The President informed any owner who would be interested in joining the HOA Board to please consider doing so, and, if interested to contact Bob Walker or Terry Thigpen of BVPM and to provide a resume of prior experience. The Responsibilities of all Board members is keeping the best interest of all owners in mind when planning for expenditures and the future.
17. Prior email unanimous vote to accept and approve the *2014/2015 Audit* as presented to the Board via email was ratified and made a matter of record via a motion by Renee, seconded by Jim and approved by unanimous consent.
18. Prior email unanimous vote to pay in full the Annual premium for the *Complex Insurance Renewal* to avoid the finance charges was ratified and made a matter of record via a motion by Jim, seconded by Creighton and approved by unanimous consent.
19. Prior email unanimous vote to accept and approve the *2015 Tax Return* was ratified and made a matter of record via a motion by Renee, seconded by Constance and approved by unanimous consent.
20. Prior email unanimous vote to address *two additional drainage issues* located near Unit #87 (Building #6) and Unit #33 (Building #2) was ratified and made a matter of record via a motion by Renee, seconded by Jim and approved by unanimous consent.
21. Prior email unanimous vote to purchase *6 New chaise lounge chairs* for the pool area was ratified and made a matter of record via a motion by Renee, seconded by Constance and approved by unanimous consent.

**Old Business - Update - PENDING Items:**

Renee provided an update on items that were approved and voted on at the previous meeting of 08/20/16.

1. Dryer Ducts: After speaking with Legal (Kassi Horner) it was determined that any Dryer Duct issue will be addressed on a case by case basis. (Any and All Duct cleaning is to be performed by Kevin Slaten with Steamatic of Brazos Valley.)
2. Drainage Issues / Grading - Munson Side: All work along the Munson side of the property has been completed, including the installation of a sump pump in the area adjacent to unit #73.
3. Laundry Room Space: This space will remain closed due to vandalism and it becoming a Health and Safety issue of the complex. As funds become available, this space will be discussed in further detail. As of this meeting, it is placed permanently on hold until after all other repairs have been completed throughout the complex. I.E., new/repair sidewalks, new landscape, and, new irrigation system.
4. Replacement Tree - Building #11: Brazos Valley Tree Service, Tim Sandifer, owes the Complex a tree with a $700.00 retail value. This tree is to be planted in the large square area at the end of Building 11, adjacent to the parking lot and the small retaining wall. The Board Approved tree is a *Chinese Pistache*. The tree roots will not affect the foundation of the building, has nice fall color and no grackle nests. Until the irrigation in this area, which also includes the new retaining walls and all of Buildings #10 and #11 can be reconfigured, the tree installation has been placed on hold.
5. Irrigation Issue Building #11: As previously recorded in the *Minutes of 08/20/16*, the Board has not received the requested proposal/bid for the scope of work needed to correct the issue of water pressure to adequately water the new plants and sod within the new retaining walls, and, the new tree referenced in Paragraph 4. Renee will follow-up with Bob.
6. Parking Lot Small Retaining Wall: The wall has been completed. Justin (Agscapes) needs to place sod on top of the wall to complete the project. Renee will ask Bob to once again contact Justin for a timeframe of completion.
7. Large Retaining Wall - Building 11:

a. Plants: In August, it was determined that additional plants were needed within the retaining wall. After discussing with Justin (AgScapes), it was determined that funds were still available for additional plants. As previously recorded in *Minutes of 08/20/16*, this information was sent via email to Bob and Justin. However, the additional plants have not been planted as of this meeting. Renee will ask Bob to follow-up with Justin for a timeframe for completion.

b. Lower Sidewalk: BVPM has received complaints of standing water on the sidewalk next to the wall. After discussions with Chris Peterson, Attorney, it was determined that Cripple Creek is not responsible for this "standing" water as we did not change the "grade" or the "flow" of the water in this area, and, the sidewalk is not Cripple Creek property. Bob has been in discussions with Justin (AgScapes) to place additional crushed granite at the base of the large wall. Just explained that if we build up the area with more granite, it will wash out like the rest. The issue is the sidewalk slopes toward the walls, with both ends of the sidewalk being higher than the center, causing a bowl effect. Justin recommended to grade it out by re-packing the granite cutting an outlet through the curb (north) to get the water to flow into the parking lot, due to there not being enough of a slope variance to install any kind of a drain. Renee asked Bob to contact the adjacent complex to determine if Justin could indeed do the work in this area, as there seems to already be an "outlet" cut into the curb that Justin was referencing. (North side of building #11, closest to unit #155).

1. AgScapes Proposal #16020 - Unit #33: Work is set to commence the week of October 10, 2016. (Building #2).
2. AgScapes Proposals #15105 and #15104: Due to other more pressing drainage issues (Units #33, #85, #87, and, warranty work on Munson) and the weather, re-grading along the Pea Gravel walkway and buildings #6 and #9 and the tennis courts have not been started. Renee will ask Bob to contact Justin (AgScapes) to provide us an update as soon as possible.
3. Gutter Clean-Out: Board is waiting for estimates/bids from BVPM from companies that can do this on a regular basis, so as to add the expense to the Budget.
4. Building #3 Foundation Review: Wilt Childers, Brazos Valley Solutions Foundation Repair, stated he would need to review this building 6 months after the removal of the large tree adjacent to the parking lot. It has been one year since removal of the tree. Renee has emailed Bob for follow-up.
5. Follow-up to 08/19/16 Meeting with HOA Attorney**:** Kassi has since left the law firm. The Board has been in discussions via telephone calls and emails with Chris Peterson to discuss the previous meeting questions and additional items.

 (1) *Individual Unit Front Doors*: It was the Legal Opinion that the front door is the individual owner's responsibility. However, the HOA can enforce the type, color and maintenance of the door as previously recorded in the *Cripple Creek Rules & Regulations*. The specifications for the door can be found on the website.

 (2) *Reciprocal Licensing Agreement*: Between *Cripple Creek Partners* and *Martell Interests*. This Agreement includes the parking spaces adjacent to building 5 and the "alley" between the complex and the Woodstone Shopping Center. The Board is trying to determine whose responsibility it is to maintain this area specifically and the cost of maintenance to this area for budgetary purposes. It is believed the majority of the traffic in this area is directly related to the shopping center, including larger and heavier delivery trucks.

**New Items for Discussion:**

1. Reciprocal Licensing Agreement : Chris Peterson, HOA Attorney, recommended the Board have a Title search completed before moving forward with his recommendations. Board is waiting for the Title search of the property to be completed then will discuss further.
2. Mailbox Replacement: Renee has asked Bob for 2 or 3 choices of possible replacement boxes for the Board to vote on.

**Adjournment:**

Motion to adjourn by Jim Blamer, seconded by Creighton Bennett and vote was unanimous. Meeting adjourned at 11:50a.m. by President Renee Blamer.